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WASTE DISPOSAL, INC., SUPERFUND SITE
Santa Fe Springs, California

STATUS OF ENVIRONMENTAL INVESTIGATIONS
1988-1999
for Parcel
APN 8167-002-003

This Status of Environmental Investigations Report for Parcel APN 8167-002-003 includes a summary of parcel ownership and environmental data for the subject land parcel. The report incorporates information from a variety of sources and organizations collected over a 10-year period during the various investigations of the Waste Disposal, Inc. Superfund Site. During development of the report, the U.S. Environmental Protection Agency made extensive efforts to verify the accuracy of the contents. However, there remains a potential for error originating from the numerous information sources themselves, or in the transcription of those sources. Sources not included or referenced in this report may also exist that could modify or update the conclusions contained in this report. The reader is cautioned to review the original source materials stated in the bibliography and additional sources that may be in the public record before drawing any conclusions regarding the absence or extent of contamination and wastes present within an individual site parcel. In addition, not all areas of each parcel were investigated during the referenced studies. The absence of data or investigative activities for areas of parcels should not be interpreted as meaning that any given area of a parcel does not contain buried wastes. Additional investigation may be warranted to confirm the absence or presence of wastes in any specific location within a parcel. Accordingly, this report is not intended to be singly relied on by any person or entity for any purpose. This report is intended to be a general summation and analysis only of the sources included or referenced herein. The U.S. Environmental Protection Agency is not responsible for the ultimate accuracy of this report nor for any reliance thereon. This report is not an order or final agency action.

December 2000

U.S. ENVIRONMENTAL PROTECTION AGENCY
Region 9
75 Hawthorne Street
San Francisco, California 94105

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PARCEL SUMMARY:

Assessor's Parcel Number 8167-002-003

Title search was conducted for the period covering January 1, 1935 to February 5, 1997

BUILDING ADDRESSES:

12629 Los Nietos Road
12631 Los Nietos Road
12633 Los Nietos Road
12635 Los Nietos Road
Santa Fe Springs, California

CURRENT OWNER:

The Raymond and Donnis Holbrook Trust, since April 29, 1982

A complete chain of title, which is current through February 5, 1997, is included as Attachment 1 of this report.

INTRODUCTION

Parcel 8167-002-003 (Parcel 003) is one of 22 land parcels that collectively comprise the Waste Disposal, Inc. (WDI) Superfund Site (Figure 1). These 22 land parcels were identified by the U.S. Environmental Protection Agency (EPA) in July of 1987 as requiring investigation under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) due to the prior use of the properties for waste disposal activities. This determination resulted in the WDI site's being placed on the National Priorities List (NPL) of hazardous waste sites for investigation and cleanup under CERCLA.

The main feature of the approximately 43-acre WDI site is a buried 42-million gallon concrete-lined reservoir in the center of the site that was constructed by 1924 as a covered container for crude petroleum storage. The areas outside of and adjacent to the reservoir began to be used for the unregulated disposal of a variety of liquid and solid wastes and the possible storage and mixing of drilling muds by the late 1920s. Between 1937 and 1941, the reservoir cover was removed. After the removal of the reservoir cover, from the early to mid 1940s onward; the reservoir began to be used for the disposal of wastes.

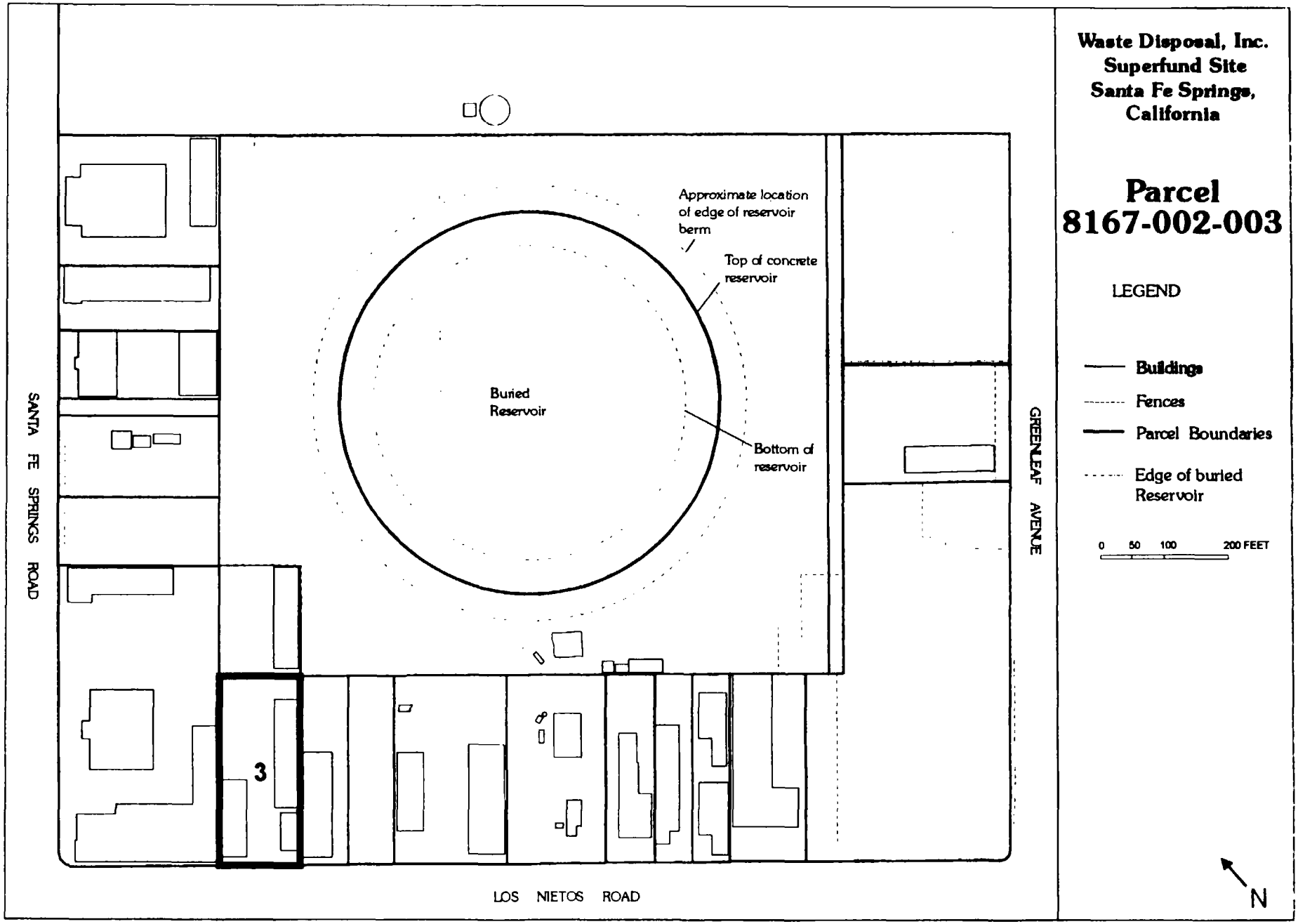
The site operated under a disposal permit beginning in 1949 until at least 1964, and operated perhaps for two to three years afterward. Permitted wastes included rotary drilling muds, clean earth, rock, sand, gravel, paving fragments, concrete, brick, plaster, steel mill slag, dry mud cake from oil field sumps, and acetylene sludge. Investigations have shown that disposed materials also included, but were not limited to, the following unpermitted wastes: organic wastes, oil refinery wastes, solvents, petroleum-related chemicals, and other chemical wastes. Wastes were disposed within the reservoir and on site areas adjacent to the reservoir.

During the 1950s, while disposal activities continued, the reservoir and some of the adjacent and surrounding areas began to be covered with fill material Some of the perimeter areas of the site outside the reservoir began to be developed for commercial and industrial use. By 1963, the reservoir was covered with fill and by 1964, most, although not all, disposal activities appeared to have ceased. Grading of the fill cover continued until 1966. Currently, more than 20 buildings containing small businesses operate along the perimeter edges of three sides of the site

In 1988, EPA began the remedial investigation (RI) of the site to determine the extent of buried wastes, and the presence of chemical wastes in soil, soil gas, and groundwater. This work involved drilling soil borings for soil sample collection and the installation of soil vapor and groundwater monitoring wells. EPA used the information collected during the RI to evaluate remedial alternatives in the WDI Feasibility Study Report, issued in 1993. Because the burial of wastes at the site makes it a landfill, EPA identified as the selected remedy in the 1993 Record of Decision (ROD) a remedy typical of landfill closures, consisting of capping of the reservoir area and excavation of wastes from some areas outside of the reservoir for consolidation with the wastes beneath the cap over the reservoir.

As of the time of this report, EPA has identified certain current owners or operators, former owners or operators who owned or operated the property at times of waste disposal, former operators of WDI, and generators of wastes disposed of at the site. These parties are considered as potentially responsible parties

Figure 1: Waste Disposal, Inc., Santa Fe Springs, CA
Site Overview - Location of Parcel 003



(PRPs) under CERCLA. Under CERCLA, PRPs can be required to remediate any environmental and human health threats through response actions and to reimburse EPA for its costs in investigating and cleaning up the contaminated site. A group of PRPs known as the Waste Disposal, Inc. Group (WDIG) initiated the remedial design work for this remedy in 1995 under an EPA enforcement order.

The 1993 ROD did not specifically address groundwater. Because uncertainties remained about the extent of groundwater and soil gas contamination, and because further environmental data were necessary for completion of the remedial design, EPA and the WDIG conducted further site investigations. EPA and the WDIG completed the majority of these additional investigations during the summer of 1998, and EPA is compiling data in order to re-evaluate the selected remedial action and to facilitate remedial design.

This Status of Environmental Investigations Report for Parcel 003 presents the notable findings from the various investigations of the WDI site conducted as of 1998 specific to this parcel. Although data emphasis is placed on what is known for this parcel, selected findings from adjacent parcels may be provided when appropriate. Attachment 1 contains a chronological chain of title for Parcel 003 through February 5, 1997.

OVERVIEW OF ENVIRONMENTAL SAMPLING INVESTIGATIONS

EPA 1988 Remedial Investigation

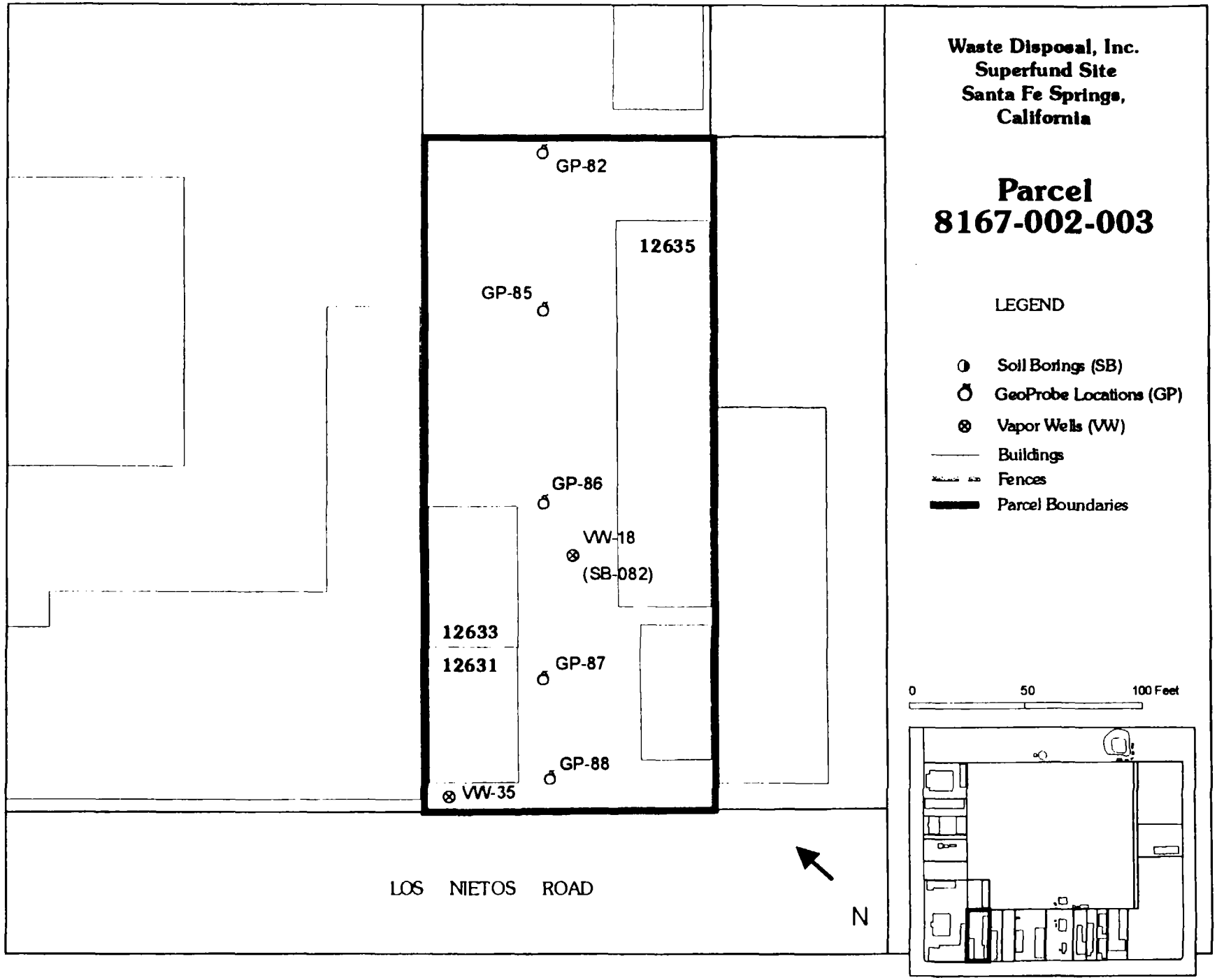
In 1988, EPA conducted the first investigation of the WDI site under CERCLA. This investigation involved the collection of groundwater, soil, and soil gas samples at the site. One soil boring (SB-082) was drilled at this parcel by EPA during the 1988 investigation that was subsequently converted to soil gas vapor well VW18. Figure 2 shows the location of SB-082 and VW18. The boring log for SB-082 is provided as Attachment 2. Table 1 presents the analytical results for the soil samples collected from SB-082.

Table 1
Soil Sample Analytical Results for SB-082 (1988 Remedial Investigation)

Sample Depth (ft)	1993 Record of Decision Standard*	10	20	25	30	40
Analytical Parameter	ppb	ppb	ppb	ppb	ppb	ppb
Benzene	2,800	10	2	2	2	ND
Toluene	NE	190	21	18	68	2

ppb = parts per billion
NE = no standard established
ND = not detected
* Cleanup standard established in 1993 Record of Decision

Figure 2: Location of Sampling and Monitoring Points for Parcel 003



The results for these soil samples collected from boring SB-082 show the presence of the chemicals benzene and toluene, with the highest concentrations in the samples collected from nearest to the ground surface. Benzene and toluene are common contaminants in wastes, soil, and soil gas throughout the site area.

Vapor well VW18, installed within SB-082, has been sampled 6 times through April 1998. The results for this well (Table 2) show the presence of many chemicals including 1,2,4-trimethylbenzene, benzene, ethylbenzene, toluene, and xylene, all of which are typical of wastes disposed of at the site. The concentrations of benzene, chloroform, and methane measured in the field for soil gas samples collected from this well exceeded the interim threshold level for soil gas contaminants. The objective of the soil gas interim threshold levels is described below.

There are no groundwater monitoring wells located on this parcel. Borings were drilled and wells were installed within the adjacent parcels that were used by EPA in defining the extent of soil and groundwater contamination for the site as a whole. The estimated extent of the buried waste that surrounds the reservoir area as shown on Figure 3 is based on the results of both the 1988 investigation and the 1997-1998 site investigations.

1995 Removal Action For Building at 12631 Los Nietos Road

In 1995, a tank removal was performed in an area south of the building at 12631 Los Nietos Road (between the building and the sidewalk). A former tenant of the building (Whittier Engraving) had used an underground tank for the discharge of plating wastes. Investigations performed on the tank determined that it was not a holding tank, but a septic tank that had leaked its contents. Targhee Environmental performed the tank and limited contaminated soil removal. Not all of the contaminated soil was removed, but Targhee Environmental concluded that residual contamination was limited and no further action warranted. Soil samples collected before and during the tank removal showed the presence of the metal zinc and total petroleum hydrocarbons, including trimethylbenzene and naphthalene, as being the primary contaminants. Benzene and trichloro-ethene, typical WDI site contaminants, were not reported for the samples.

1997-98 EPA Soil Gas/Indoor Air Investigations

During the summer of 1997, EPA collected and analyzed soil gas and indoor air samples at the WDI site, including Parcel 003. The purpose of these investigations was to evaluate the potential for migration of soil gas contaminants from the buried waste into the indoor air of the on-site buildings. In order to establish contaminant levels that could be used to determine the need for future site investigations, EPA developed interim threshold levels for chemicals found in soil gas on-site. If a chemical was found to exceed the interim threshold level, EPA determined the need for additional investigations such as indoor air monitoring or expansion of the soil gas monitoring well network. The interim threshold levels are presented in the tables in this report along with the analytical data for Parcel 003.

Table 2: Soil Vapor Well Analytical Results for Parcel 003

Sample Location	Soil Gas Interim Threshold Levels	VW-18	VW-18	VW-18	VW-18	VW-18	VW-18	VW-19	VW-19	VW-19	VW-19
Sample Date		1988	Jun-95	Aug-97	Sep-97	Feb-98	Apr-98	Feb-98	Feb-98	Apr-98	Apr-98
Sample Depth (ft)		6-36	6-36	6-36	6-36	6-36	6-36	5-10	33-38	5-10	33-38
Concentration Units	ppbv	ppbv	ppbv	ppbv	ppbv	ppbv	ppbv	ppbv	ppbv	ppbv	ppbv
Analytical Parameter											
1,1,1-Trichloroethane	18,400	6.7	ND	34	41	ND	ND	260	16	49	11
1,1-Dichloroethane	12,800	NR	ND	ND	ND	ND	ND	ND	ND	ND	2.5
1,2,4-Trimethylbenzene	NE	NR	NA	48	ND	NR	NR	NR	NR	NR	NR
1,2-Dichloroethane	NE	ND	ND	26	ND	ND	ND	1.60	ND	ND	2.3
1,3,5-Trimethylbenzene	NE	NR	NA	46	ND	NR	NR	NR	NR	NR	NR
2-Hexanone	NE	NR	ND	NR	NR	ND	ND	ND	ND	ND	ND
Acetone	15,600	NR	ND	NR	NR	ND	ND	11	46	6.3	3.4
Benzene	100	NR	2000	170	400	1600	420	ND	ND	ND	ND
Bromodichloromethane	NE	NR	ND	NR	NR	ND	ND	4.1	ND	ND	ND
Carbon Disulfide	NE	NR	ND	NR	NR	ND	1,100	11	ND	15	1.9
Chloroform	170	9.7	ND	ND	820	ND	ND	6.4	41	ND	50
Ethylbenzene	24,500	NR	270	52	55	ND	ND	ND	ND	ND	ND
m- & p- Xylene(s)	7,140	NR	1,100	140	130	ND	500	ND	ND	ND	ND
Methylene chloride	NE	ND	ND	ND	230	ND	ND	3	ND	ND	ND
Styrene	NE	NR	ND	ND	ND	350	ND	ND	ND	ND	ND
Tetrachloroethene	532	6.4	ND	8.7	ND	ND	ND	6.6	16	2.9	28
Toluene	10,600	NR	110	23	ND	530	190	ND	ND	ND	ND
Trichloroethene	411	NR	ND	ND	ND	ND	ND	44	1600	50	1,500
Trichlorofluoromethane	NE	NR	ND	ND	ND	ND	ND	1.30	ND	ND	1.2
Trichlorotrifluoroethane	NE	NR	ND	NR	NR	ND	ND	0.86	ND	ND	1.1
Vinyl Chloride	12.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
o-Xylene	7,140	NA	35	ND	ND	ND	ND	ND	ND	ND	ND
Field Methane	%	%	%	%	%	%	%	%	%	%	%
%	1.25	ND	NA	0.3	1.4	NA	NA	NA	NA	NA	NA
Lab Methane	ppmv	ppmv	ppmv	ppmv	ppmv	ppmv	ppmv	ppmv	ppmv	ppmv	ppmv
ppmv	12,500	NA	NA	34	NA	9.6	6.4	2.9	5.3	1	3.7

[1] Split sample NE = Not established ND = Not detected NR = Not reported NA = Not analyzed
ppbv = Parts per billion by volume ppmv = Parts per million by volume

Figure 3: Waste Disposal, Inc., Santa Fe Springs, CA
Estimated Extent of Buried Waste

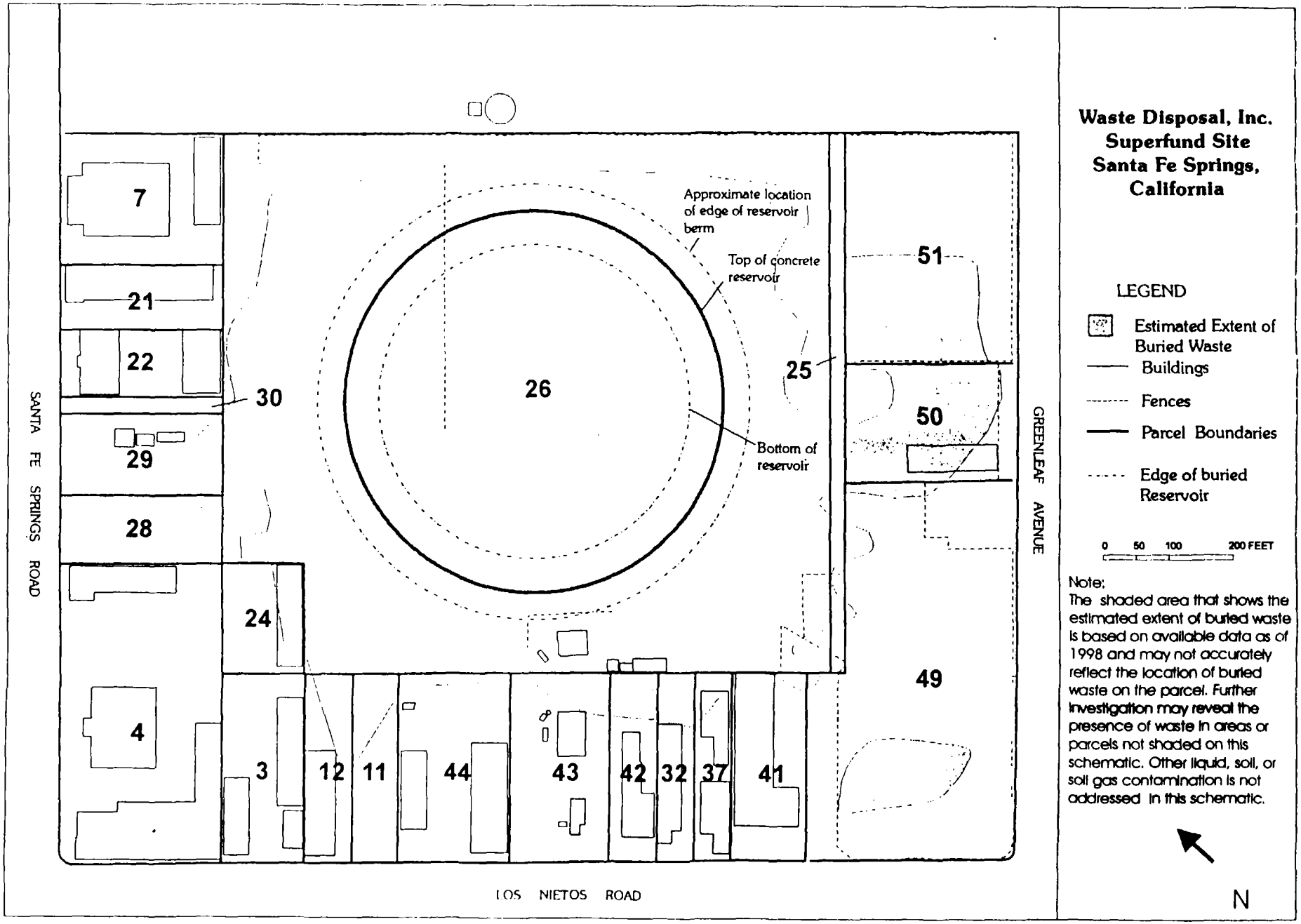


Table 3: Indoor Air Sample Analytical Results for Parcel 003

Sample Location Bldg. Address: Los Nietos Road	Interim Threshold Levels	12635	12635	12635	12635	12635
Sample Date		Sep-97	Feb-98	Jul-98	Nov-98	Feb-99
Concentration Units	ppbv	ppbv	ppbv	ppbv	ppbv	ppbv
Analytical Parameter						
1,1,1-Trichloroethane	368	3	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	NE	1.0	NR	ND	ND	ND
1,2,4-Trimethylbenzene	NE	12	8.7	NA	NA	NA
1,3,5-Trimethylbenzene	NE	4	ND	NA	NA	NA
Benzene	2	6	4.6	2.3	4.7	6.6
2-Butanone	NE	NA	NA	1.1	ND	2.1
Carbon Disulfide	NE	NA	2.2	6.5	4.0	2.6
Carbon tetrachloride	0.68	0.5	ND	ND	ND	ND
Chloroform	3.4	0.2	ND	ND	ND	ND
Dichlorodifluoromethane	NE	8	8.1	NA	NA	NA
Ethylbenzene	490	9	5.8	1.8	2.5	7.0
m- & p- Xylene(s)	142.8	35	24	7.0	8.2	25
Methylene chloride	NE	2	4.3	ND	ND	ND
Methyl-terbutyl ether	NE	NA	54	8.5	6.1	63
o-Xylene	142.8	13	8.7	2.6	3.1	9.1
Styrene	NE	1	0.86	1.7	0.94	ND
Tetrachloroethene	10.6	0.8	2.0	ND	ND	ND
Toluene	212	66	45	12	15	48
Trichloroethene	8.2	0.8	ND	ND	ND	ND
Trichlorofluoromethane	NE	1	ND	ND	ND	ND
Vinyl Chloride	0.25	0.5	ND	ND	ND	ND
Concentration Units	ppmv	ppmv	ppmv	ppmv	ppmv	ppmv
Methane	12,500	NA	3.1	3.5	3.2	3.9

NE = Not established
ppbv = Parts per billion by volume
ND = Not detected
ppmv = Parts per million by volume
NA = Not analyzed

Table 3: Indoor Air Sample Analytical Results for Parcel 003 (continued)

Sample Location Bldg., Address: Los Nietos Road	Interim Threshold Levels	12631	12633	12633	12633	12633
Sample Date		Aug-97	Aug-97	May-98	Nov-98	Feb-99
Concentration Units	ppbv	ppbv	ppbv	ppbv	ppbv	ppbv
Analytical Parameter						
1,1,1-Trichloroethane	368	0.6	ND	0.2	ND	ND
1,1,2,2-Tetrachloroethane	NE	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	NE	3	1	ND	NA	NA
1,3,5-Trimethylbenzene	NE	0.9	0.3	ND	NA	NA
Benzene	2	0.8	0.6	0.25	9.4	2.0
Carbon disulfide	NE	NA	NA	ND	ND	ND
Carbon tetrachloride	0.68	ND	ND	ND	ND	ND
Chloroform	3.4	0.6	ND	0.68	2.0	1.1
Dichlorodifluoromethane	NE	0.8	1	ND	NA	NA
Ethylbenzene	490	1	0.3	ND	ND	ND
m- & p- Xylene(s)	142.8	4	1	ND	2.2	3.1
Methylene chloride	NE	370	7	9.1	7.3	ND
Methyl terbutyl ether	NE	NA	NA	6.6	3.0	10.0
o-Xylene	142.8	2	0.4	ND	0.92	1.2
Styrene	NE	ND	0.3	ND	1.4	ND
Tetrachloroethene	10.6	0.8	ND	ND	ND	ND
Toluene	212	13	2	ND	4.9	6.3
Trichloroethene	8.2	ND	ND	ND	ND	ND
Trichlorofluoromethane	NE	0.3	0.7	0.63	ND	ND
Vinyl Chloride	0.25	ND	ND	ND	ND	ND
Concentration Units	ppmv	ppmv	ppmv	ppmv	ppmv	ppmv
Methane	12,500	NA	NA	ND	4.1	3.8

NE = Not established
ppbv = Parts per billion by volume
ND = Not detected
ppmv = Parts per million by volume
NA = Not analyzed

EPA developed the interim threshold levels based on certain assumptions and property uses at the site. For each chemical, EPA calculated a risk range and selected a concentration level that was within a one in one million (10^{-6}) or one in 100,000 (10^{-5}) cancer risk, depending on the chemical. Exceedance of that concentration does not necessarily indicate an immediate risk. The levels are interim for the purposes of the site investigation, and may or may not be adopted as threshold levels for the final remedy. Compounds detected in indoor air also were compared to background concentrations for chemicals found in the air of the industrial setting of the Santa Fe Springs area.

Soil gas samples were collected from five temporary probes (GP82, GP85 to GP88) shown on Figure 2. The temporary probes were installed by hammering stainless-steel rods to a depth of about 10 ft and then attaching Teflon tubing to an adapter at the bottom of the rods. A portable vacuum pump was used to collect the samples for on-site analysis. Field instruments were used also to detect volatile organic chemicals and methane. There were no detections of methane or volatile organic chemicals in any of the temporary probe soil gas samples analyzed for Parcel 003.

Also during the summer of 1997, EPA initiated indoor air sampling within the buildings located at 12631, 12633, and 12635 Los Nietos Road. Indoor air samples were collected over a 24-hour sampling period in 6-liter stainless steel canisters for off-site analysis for volatile organic compounds. Table 3 presents the indoor air results for the buildings. Benzene and vinyl chloride were the two chemicals that exceeded interim threshold levels in samples collected from the building at 12635 Los Nietos. This building is used for a variety of activities including plastic material manufacturing; therefore, some volatile organic chemicals (such as benzene) and solvents would be expected to be present. Because vinyl chloride exceeded the interim threshold level, the building at 12635 Los Nietos was resampled by USEPA and the WDIG in February 1998, and continues to be sampled on a quarterly basis. Although vinyl chloride was not detected in subsequent sampling events, benzene detections remained above the interim threshold level. Because plastics and plastic molds are manufactured in this building, the chemicals detected may be a result of chemicals used in the manufacturing processes rather than from WDI site wastes. The interim threshold level for benzene was exceeded for one of four indoor air sampling events for the building at 12633 Los Nietos Road, which is used for the growing of organic produce. The source of the benzene is not known, although elevated benzene has been reported in soil gas for VW18 located near this building.

Soil Vapor Well Sampling Results

During the winter of 1998 the WDIG installed a soil gas monitoring well (VW35) at the site boundary adjacent to 12631 Los Nietos Road (See Figure 2). VW35 serves as a site boundary compliance monitoring point. VW35 was installed with two soil gas probes screened at different intervals relative to the wastes disposed of at the site. The shallow probe was placed at between 5 and 10 feet below ground surface to monitor the soil gas interval above the buried waste and the deeper probe was placed between 33 and 38 below ground surface to monitor soil vapor below the buried waste interval.

Table 2 presents the analytical results for samples collected from VW35 and concurrent sampling of VW18 in 1998. A number of chlorinated and non-chlorinated solvent chemicals were reported for the samples

collected from these wells. The interim soil gas threshold level was exceeded for benzene in the samples analyzed from VW18. Vinyl chloride was not detected. For samples collected from VW35, the threshold level was not exceeded for benzene, but was exceeded for trichloroethene for the samples collected from the probe screened at 33 to 38 feet below ground surface.

WDIG Remedial Design Investigative Activities 1997-98

During the fall of 1997 and spring and summer of 1998, the WDIG conducted a number of studies at the WDI site. These studies included the installation of soil vapor wells (results presented above), the drilling of soil borings for soil/waste characterization, the evaluation of the effectiveness of soil vapor extraction to control soil gases, and the evaluation of reservoir area liquids removal techniques. None of these investigations occurred within Parcel 003.

SUMMARY OF ENVIRONMENTAL SAMPLING RESULTS FOR APN 8167-002-003

Site investigations performed in 1988-89, 1995, 1997, 1998, and 1999 have evaluated soil, soil gas, and the indoor air quality of the buildings located on Parcel 003. Based on the results from soil borings drilled on this parcel and adjacent parcels, it appears that the buried waste that underlies much of the central portion of the WDI site does not extend beneath Parcel 003. Further investigation would be necessary to conclude finally that no buried waste lies beneath Parcel 003. The soil gas results for this parcel indicate that solvent or petroleum-related sources of soil gas contamination may be present within this parcel. A tank removal action performed at the southern end of the parcel involved removal of a septic tank and soil contaminated by petroleum hydrocarbons. Soil with limited petroleum contamination was left in place. The limited indoor air data for the parcel indicate the presence of benzene and vinyl chloride in indoor air for one building (12635 Los Nietos), and benzene in a second building (12633 Los Nietos). It is not known whether the sources of these chemicals are related to chemicals currently being used within the buildings, atmospheric air, or soil gas contamination. No significant impact to air quality due to soil gas contaminants beneath the parcel was observed in indoor air samples collected from the third building located on this parcel. There are no groundwater wells on this parcel. Based on measurements taken from wells installed in adjacent parcels, groundwater is approximately 40 feet below ground surface. Groundwater samples collected from the adjacent wells have shown some chemicals found in wastes at the site.

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USEPA, 1993b. Feasibility Study Report for Soils and Subsurface Gas, Waste Disposal, Inc. Superfund Site, Santa Fe Springs, California. August 2, 1993.

USEPA, 1993c. Record of Decision - Soil and Subsurface Gas Operable Unit, Waste Disposal, Inc. Superfund Site, Santa Fe Springs, California. December 22, 1993.

USEPA, 1993e. Administrative Order for Remedial Design - Docket No. 94-17, Waste Disposal, Inc. Superfund Site, Santa Fe Springs, California. December 27, 1993.

USEPA, 1997a. Attachment 2- Amended Scope of Work for Remedial Design. Waste Disposal, Inc. Superfund Site Soil and Subsurface Gas Operable Unit, Santa Fe Springs, California. March 1997.

USEPA, 1997b. Docket No. 97-09 - Amended Administrative Order for Remedial Design and Other Response Actions (amending Docket No. 94-17), Waste Disposal, Inc. Superfund Site, Santa Fe Springs, California. 1997.

USEPA, Environmental Response Team Center, 1998a. Area 7 Geoprobe Characterization Report, Waste Disposal, Inc. Site, Santa Fe Springs, California. December 1998.

USEPA, Environmental Response Team Center, 1998b. Location of Septic Tanks, Dry Wells, and Trenched Areas, Waste Disposal, Inc. Site, Santa Fe Springs, California. Status Report, December 1998.

USEPA, Environmental Response Team Center, 1999a. Reservoir Characterization Report, Volume I (Physical Characterization) and Volume II (Chemical Characterization), Waste Disposal, Inc. Site, Santa Fe Springs, California. January 15, 1999.

ATTACHMENTS

ATTACHMENT 1
WASTE DISPOSAL, INC. APN 8167-002-003
Chain of Title Through February 5, 1997

No. 1
01-15-21
Book 134 Page 213 of Official Records
James Weaver, et. al
Brenton S. Carr
Granted oil leasehold

No. 2
06-15-21
Book 332 Page 140 of Official Records
Brenton S. Carr
James Weaver, et al.
Surrendered oil leasehold

No. 3
11-26-21
Book 587 Page 368 of Official Records
Pacific Land Improvement Co.
Chanslor-Canfield Midway Oil Co.
Grant deed

No. 4
01-22-32
Book 11335 Page 264 of Official Records
Chanslor-Canfield Midway Oil Co.
General Petroleum Corp. of CA
Grant deed to real property, oil rights reserved by seller

No 5
03-01-40
Book 17327 Page 128 of Official Records
General Petroleum Corp of CA
Public record
Notice of non-responsibility

No 6
02-02-42
Book 19044 Page 385 of Official Records
General Petroleum Corp. of CA
Ford Alexander Corp.
Deed to real property, oil rights reserved by Chanslor-Canfield

No. 7
02-26-46
Book 22789 Page 395 of Official Records
Ford Alexander Corp.
Public record
Notice of completion of work

No. 8
10-21-47
Book 2550 Page 167 of Official Records
Ford Alexander Corp.
N. B. Hudson
Grant deed to real property, oil rights reserved by Chanslor-Canfield

No. 9
10-21-47
Book 25500 Page 169 of Official Records
N.B. Hudson
F. Caneer, D. L. Carter, Marvin Pitts
Grant deed to an 1/4 undivided interest each

No. 10
04-28-49
Book 37358 Page 244 of Official Records
N. B. Hudson, F. Caneer, Wanda Caneer, D. L. Carter, Zelda Carter,
Marvin Pitts, Cecilia Pitts
Leslie M. Holbrook, Evelyn I. Holbrook, Raymond Holbrook
(as Holbrook and Son)
Grant deed

No. 11
12-30-49
Book 37361 Page 362 of Official Records
Holbrook & Son
Public record
Notice of completion

No. 12
10-05-51
Book 37358 Page 244 of Official Records
Chanslor-Canfield Midway Oil Co.
Atlantic Oil Co
Leased oil & gas rights

No. 13
10-05-51
Book 47409 Page 100 of Official Records
Chanslor-Canfield Midway Oil Co.
Public record
Notice of non-responsibility

No. 14
06-15-53
Book 41974 Page 191 of Official Records
Morton and Dolley, a partnership: Harold C. Morton, Dorothy F. Morton, Chester F. Dolley
California Bank, as beneficiary; California Trust Co., as trustee
Deed of trust on oil lease interest

No. 15
10-13-54
Instrument No. 3279
Leslie M. Holbrook, Evelyn I. Holbrook, Raymond Holbrook,
dba Holbrook and Son
Doris Johnson
Grant deed

No. 16
10-13-54
Instrument No. 3278
Doris Johnson
Leslie M. Holbrook, Evelyn I. Holbrook, Raymond Holbrook
(as Holbrook and Son)
Grant deed

No. 17
10-24-55
Instrument No. 3705
N. B. Hudson, et al.
Leslie M. Holbrook, Evelyn I. Holbrook, Raymond Holbrook
(as Holbrook and Son)
Grant deed

No. None
Instrument No. Unrecorded
Leslie M. Holbrook, Evelyn I. Holbrook, Raymond Holbrook
(as Holbrook and Son)
Holbrook and Son
Lease to 04-30-61

No. 18
09-14-56 (Doc. Date)
Book 52331 Page 1 of Official Records
Morton and Dolley, a partnership: Harold C. Morton, Dorothy F. Morton, Chester F. Dolley
California Bank, as beneficiary and trustee
Deed of trust on oil lease interest

No. 19
07-30-59
Instrument No 1445
Leslie M. Holbrook, Evelyn I. Holbrook, Raymond Holbrook, Donnis Holbrook
Security First National Bank, as beneficiary, Equitable Trust Co., as trustee
Deed of trust

No. 20
07-30-59
Instrument No. 1446
Leslie M. Holbrook, Evelyn I. Holbrook, Raymond Holbrook, Donnis Holbrook
Security First National Bank, as beneficiary
Assignment of rents and leases

No. 21
07-12-61
Instrument No. 3868
City of Santa Fe Springs
Public record
Variance

No. 22
12-07-61
Instrument No. 4835
Equitable Trust Co., as trustee
Persons entitled
Full reconveyance, Affects Doc. No. 19

No. None
Instrument No. Unrecorded
Leslie M. Holbrook, Evelyn I. Holbrook, Raymond Holbrook, Donnis Holbrook
Holbrook and Son
Lease to 12-31-70 (unrecorded)

No. 23
11-08-63
Instrument No. 4882
Morton & Dolley, a partnership: Harold C. Morton, Dorothy F. Morton, Chester F. Dolley, Anna M. Dolley
United California Bank, as beneficiary and trustee
Deed of trust on oil lease interest

No. 24
03-12-64
Instrument No. 3381
Leslie M. Holbrook, Evelyn I. Holbrook, Raymond Holbrook, Donnis Holbrook
City of Santa Fe Springs
Easement

No. 25
02-16-65
Instrument No. 5962
United California Bank, as trustee
Full reconveyance
Persons entitled
Affects Doc. No. 14

No. 26
02-16-65
Instrument No. 5963
United California Bank, as trustee
Persons entitled
Full reconveyance, Affects Doc. No. 18

No. 27
10-20-65
Instrument No. 1690
Raymond R. Holbrook,
Security First National Bank, beneficiary; Equitable Trust Co., trustee
Deed of trust

No. 28
10-20-65
Instrument No. 1691
Raymond R. Holbrook,
Security First National Bank, beneficiary
Assignment of rents and leases

No. 29
03-14-66
Instrument No. 2550
Leslie M. Holbrook, Raymond Holbrook
Public record
Notice of completion

No. 30
07-21-67
Instrument No. 3631
Leslie M. Holbrook
Leslie M. Holbrook, Fern Holbrook, as community property
Grant deed

No. 31
07-21-67
Instrument No. 3632
Leslie M. Holbrook
Leslie M. Holbrook, Fern Holbrook, as community property
Grant deed

No. 32
04-05-68
Instrument No. 3689
Raymond R. Holbrook
Raymond R. Holbrook, Donnis H. Holbrook
Grant deed

No. 33
04-05-68
Instrument No. 3692
Raymond R. Holbrook
Raymond R. Holbrook, Donnis H. Holbrook
Grant deed

No. 34
05-23-69
Instrument No. 2917
Mobil Oil Co.
Public record
Unit agreement

No. 35
05-23-69
Instrument No. 2918
Mobil Oil Co.
Public record
Exhibits to unit agreement

No. 36
08-25-69
Instrument No. 2535
United California Bank
Security Pacific National Bank
Assignment and substitution of trustee, Affects Doc. No.23

No. 37
07-16-70
Instrument No. 1772
Equitable Trust Co., as trustee
Persons entitled
Full reconveyance, Affects Doc. No. 27

No. 38
07-16-70
Instrument No. 1773
Security Pacific National Bank, successors of Security First National Bank
Persons entitled
Reassignment of rents and leases
Affects Doc. No. 28

No. 39
12-28-70
Instrument No 1146
Mobil Oil Co
Public record
Certificate that Unit Agreement will become effective

No 40
01-26-71
Instrument No 1631
Mobil Oil Co
Public record
Counterpart C of Unit Agreement

No 41
02-18-71
Instrument No. 3068
Chanslor-Western Oil & Development Co.
Public record
Agreement to become a party to unit agreement

No. 42
08-17-71
Instrument No. 3195
Bell Petroleum Co, Roland A. Way, Ethel Eckels
Public record
Agreement to become a party to unit agreement

No. 43
08-21-72
Instrument No. 3990
Rodman Palmer
Public record
Agreement to become a party to unit agreement

No. 44
12-20-73
Instrument No. 3425
Catherine Yrisarri
Public record
Agreement to become a party to unit agreement

No. 45
03-04-74
Book D6189 Page 157 of Official Records
Estate of Leslie M. Holbrook
Fern M. Holbrook
Final distribution

No. 46
03-22-74
Instrument No. 3808
Mobil Oil Co.
Public record
First revision of exhibit B of unit agreement

No. 47
04-05-74
Book D6224 Page 354 of Official Records
Fern M. Holbrook
Raymond R. Holbrook, Donnis H. Holbrook
Grant deed

No. 48
04-15-74
Instrument No. 2865
Mobil Oil Co.
Public record
Second revision of exhibit B of unit agreement

No. 49
08-31-77
Instrument No. 77-965116
Raymond R. Holbrook, Donnis H. Holbrook
Public record
Covenant and affidavit

No. 50
01-10-78
Instrument No. 78-30274
Raymond R. Holbrook, Donnis H. Holbrook
Jack Perrin, beneficiary; Title Insurance and Trust Co., trustee
Deed of trust

No. 51
01-26-78
Instrument No. 78-139060
Raymond R. Holbrook, Donnis H. Holbrook
Southern California Edison Co.
Easement

No. 52
04-29-82
Instrument No. 82-450139
Raymond R. Holbrook, Donnis H. Holbrook
Raymond R. Holbrook and Donnis H. Holbrook Trusts
Grant deed

No. 53
05-07-84
Instrument No. 84-540205
Ticor Title Insurance Co. of California, formerly Title Insurance and Trust Co., trustee
Persons entitled
Full reconveyance, Affects Doc. No. 50

No. 54
07-19-91
Instrument No. 91-1112254
Atlantic Oil Co.
Chanslor-Canfield Midway Oil Co.
Quitclaim of oil and gas lease

ATTACHMENT 2

Soil Boring Logs

FIELD BORING LOG

OFS NUMBER: SHEET 1

PROJECT NAME:	WASTE DISPOSAL INC.	BORING NUMBER:	SB-082	DATE/TIME STARTED:	10/15/88 0800
LOCATION:	SANTA FE SPRINGS CALIFORNIA	BORING LOCATION:	STANSELL BROS.	DATE/TIME COMPLETED:	10/15/88 0951
		DRILLING CONTRACTOR:	DATUM	TOTAL DEPTH:	40.00
CLIENT NAME:	EPA	DRILLING METHOD:	HSA	SURFACE ELEVATION:	158.2203
SITE MANAGER:	D. MELCHIOR	BIT SZ/HAMMER WT/DROP:	7"/140#/30"	WATER DEPTH:	0.00
LOGGED BY:	K. TILFORD	SAMPLE RETRIEVAL SYS:	SPLIT SPOON		

DEPTH IN FT	GRAPHIC LOG: BOULDERS	COBBLES	CRS SAND	MED SAND	FINE SAND	SILT	CLAY	SAMPLE #	BLOWS 6"	OVA PPM	CGI %LEL	ODOR	COLOR	MOISTURE	POR/PEM	USCS SYMB	HNU	DESCRIPTION
0						X	X		0 0 0	0.0	0						0.0	CONCRETE AT SURFACE; FIRST SAMPLE TAKEN AT 5' DEPTH.
5						X	X		4 3 5	0.0	0	N	DB	SM	L	ML	0.0	CLAYEY SILT, DARK BROWN, UNIFORM, LOOSE, SLIGHTLY MOIST. NO VISIBLE CONTAMINATION NO SAMPLE RETAINED.
10						X	X	01 02 03 04	9 11 21	0.0	0	N	RB-LB	SM	L	ML	0.0	CLAY & SILT, RED BROWN TO BROWN,DENSE ROOT CASTS, SLIGHT IRON STAINING, SLIGHTLY MOIST, NO VISIBLE CONTAMINATION ORGANIC DUPLICATE. CLP SAMPLE.
15						X	X		15 22 30	1.0	0	N	LB	DR	L	ML	0.0	CLAY & SILT, SAME AS ABOVE; LIGHT BROWN, DRY; NO VISIBLE CONTAMINATION. NO SAMPLE RETAINED.
20					X			05 06	30 30 54	0.0	0	N	LB-RB	SM	L	SP	0.4	FINE SAND. LIGHT BROWN TO RED BROWN, UNIFORM, SLIGHT IRON STAINING, DENSE, SLIGHTLY MOIST, POORLY GRADED. ORGANIC DUPLICATE. CLP SAAMPLE.
25						X		09 10 12	45 37 40	1.0	0	N	GR-G	SM	L	SM	0.4	FINE SAND/SILT. GREENISH GRAY, UNIFORM, POORLY SORTED, DENSE, SLIGHTLY MOIST, VISIBLE CONTAMINATION. ORGANIC DUPLICATE TAKEN. CLP SAMPLE.
30						X		13 14 16	7 12 20	0.0	0	N	GR-B	SM	L	SM	0.4	FINE SAND/SILT. SAME AS ABOVE, ORGANIC DUPLICATE TAKEN. CLP SAMPLE.
35						X		17 18	35 32 50	24.0	0	N	GR-G	SM	L	SM	0.4	SAME AS ABOVE. NO DUPLICATE TAKEN. CLP SAMPLE.
40			X		X			20 21	39 0 0	0.2	0		LB		M	SW	0.3	MEDIUM TO COARSE SAND. LIGHT BROWN, DENSE,UNCEMENTED, MEDIUM GRADED, LIGHT IRON STAINING. CLP SAMPLE. FINAL DEPTH 40'.

Clarification: The geologist recording descriptions of soil samples collected from various depth intervals noted "visible contamination" at the 25-foot sample interval. The geologist did not note what type of contamination was observed (e.g., drilling muds, oil staining, soil discoloration). Neither the field instrument measurements nor the laboratory analytical results identified the presence of "contamination" at these intervals, however.

MONITORING WELL VW-3S SHEET 1 OF 1

DRILLING CO./RIG West Hazmat
SAMPLER TYPE Continuous Core
AND DIMENSION 5' x 2.5"
FIELD ENGINEER/ GEOLOGIST A. Kelly
EDITED BY A. Kelly
CHECKED BY

COORDINATES N NM
E NM
DATE BEGAN 1/14/98
DATE FINISHED 1/14/98
GROUND SURFACE EL. NM

DEPTH IN FEET	PID or FID (ppm)	PENETRATION RESISTANCE (BLOWS PER FOOT)	SAMPLE TYPE	U.S.C.S.	PROFILE/ LITHOLOGY	WELL CONSTRUCTION DETAIL	DESCRIPTION
0	NM	NA	3.5 (0-3.5)	ml			(4") Asphalt surface (0-1.5') Silt, Dark brown, trace of sand and gravel, micaceous, moist, No odor, No staining
				ml/sm			(1.5'-3') Silty Sand to Sandy Silt, Dark brown, trace of coarse sand and gravel, mottling, micaceous, slightly moist, No odor, No staining
5			5 (5-10)	cl			(3-9') Clay, Dark brown, trace of sand (fine grained), hard, micaceous, high plasticity, slightly moist, No odor, No staining
				cl/ml			(3.5-5') No Recovery
10			5 (10-15)	ml/sm			(9-10') Silty Clay to Clayey Silt, Red brown, trace of sand, low plasticity, micaceous, slightly moist, No odor, No staining.
				ml			(10'-12') Silty Sand to Sandy Silt, brown, mottling, micaceous, slightly moist, No odor, No staining
15			4.5 (15-19.5)	ml/sm			(12-15') Silt, Light gray, trace of sand, mottling, micaceous, slightly moist, No odor, No staining
				sp			(15') brown, trace of gravel, increase in sand content
20			4.5 (20-24.5)				(16'-18') Silty Sand to Sandy Silt, light brown, trace of gravel and broken rock fragments, fine grained sand, mottling, friable, slightly moist, No odor, No staining
							(18'-19.5') Sand, light brown, fine grained, poorly graded, micaceous, mottling, slightly moist, No odor, No staining
25			5' (25-30)	ml/sm			(19.5'-20') No Recovery
							(20'-23.5') Silty Sand to Sandy Silt, light brown to light gray, fine grained sand, mottling, micaceous, slightly moist, No odor, No staining,
30			4 (30-34)				(25') Broken rock fragments (25-29.5') increase in silt content
				sp			(29.5-35') Sand, light gray, fine grained, poorly graded, mottling slightly moist, No odor, No staining
35				(34-35) No % recovery			Total Depth (continuous core): 35 Feet Did not encounter liquids or impacted material. Drilled to 38' to set probe in Sandy (permeable) material. 1st Probe: T.D. 38' (38-35') Gravel (30'-32') Chips (hyd.) (32-29') Grout (29-13') Chips (hyd.) (13-0.5') 2nd Probe: T.D. 10' (10-5') Gravel (10.5-4') Chips (hyd.) (4-3') Portland Cement (3'-9")
40							

Spoon @ 10'

A-Field/Blank MW Log REV. 04/06/92

PROJECT NAME WD1
PROJECT NO. 94-256
LOCATION Santa Fe Springs, CA

ENVIRONMENTAL SOLUTIONS, INC.

ATTACHMENT 3

Glossary of Terms

Glossary of Terms and Acronyms for Superfund

Cleanup: Actions taken to deal with a release or threatened release of hazardous substances that could affect public health or the environment. The term "cleanup" is often used broadly to describe various response actions or phases of remedial responses such as the Remedial Investigation/Feasibility Study (RI/FS).

Community Relations: EPA's program to inform and involve the public in the Superfund process and respond to community concerns.

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA): A Federal law passed in 1980 and modified in 1986 by the Superfund Amendments and Reauthorization Act (SARA). The Acts created a special tax that goes into a Trust Fund, commonly known as Superfund, to investigate and clean up abandoned or uncontrolled hazardous waste sites. Under the program, EPA can either;

- Pay for site cleanup when parties responsible for the contamination cannot be located or are unwilling or unable to perform the work, or

- Take legal action to force parties responsible for site contamination to clean up the site or pay back the Federal government for the cost of the cleanup.

Cost-Effective Alternative: The cleanup alternative selected for a Superfund site based on technical feasibility, performance, reliability, and cost. The selected alternative does not require EPA to choose the least expensive alternative. It requires that if there are several cleanup alternatives available that deal effectively with the problems at a site, EPA must choose the remedy on the basis of performance, reliability, and cost.

Feasibility Study (FS): See Remedial Investigation/Feasibility Study (RI/FS)

Information Repository: A file containing the current information, technical reports, and response documents regarding a Superfund site. The Information Repository is usually located in a public building that is convenient for local residents, such as a public library.

Operation and Maintenance (O&M): Activities conducted at a site after a response action occurs, to ensure that the cleanup or containment system is functioning properly.

Potentially Responsible Party (PRP): Any individual(s) or company(s) (such as owners, operators, transporters, or generators) potentially responsible for, or contributing to, the contamination problems at a Superfund site. Whenever possible, EPA requires PRP's, through administrative and legal actions, to clean up hazardous waste sites they have contaminated

Proposed Plan: The documentation of EPA's proposed remedy for a Superfund site based on the RI/FS. The Proposed Plan is put out for public comment and serves as the basis for input from all concerned parties. Comments generated from the Proposed Plan are compiled and considered by EPA and presented in the Record of Decision (ROD).

Public Comment Period: A time period during which the public can review and comment on various documents and EPA actions. For example, a Public Comment Period is provided when EPA proposes to a remedy at a site through a Proposed Plan.

Public Hearing: A public meeting held during the Public Comment Period where public testimony is taken by the EPA from any concerned parties. Comments provided during the Public Hearing are recorded in the record and are responded to by the EPA in the Response to Comments.

Record of Decision (ROD): A public document that explains which cleanup alternative(s) will be used at a Superfund site. The Record of Decision is based on information and technical analysis generated during the Remedial Investigation/Feasibility Study (RI/FS) and consideration of public comments and community concerns.

Remedial Action (RA): The actual construction or implementation phase that follows the Remedial Design of the selected cleanup alternative at a Superfund site.

Remedial Design (RD): An engineering phase that follows the Record of Decision when technical drawings and specifications are developed for the subsequent Remedial Action at a Superfund site.

Remedial Investigation/Feasibility Study (RI/FS): Two distinct but related studies. They are usually performed at the same time, and together referred to as the "RI/FS". They are intended to:

- Gather the data necessary to determine the type and extent of contamination at a Superfund site;
- Established criteria for cleaning up the site;
- Identify and screen cleanup alternatives for Remedial Action;
- Analyze in detail the technology and costs of the alternatives.

Remedial Project Manager (RPM): The EPA official responsible for overseeing the Remedial Response activities at a Superfund site.

Responsiveness Summary: A summary of both oral and written public comments received by EPA during a Public Comment Period on key EPA documents and EPA's response to those comments. The Responsiveness Summary is included in the Record of Decision as the record of community concerns for EPA decision-makers.

Superfund: The common name used for the Comprehensive Environmental Response, Compensation, and Liability Act.

Waste Disposal, Inc. Group (WDIG): The group of corporations identified as Potentially Responsible Parties that are named in EPA's enforcement order to perform investigations and remedial design activities for the WDI site.

Acronyms

CERCLA: Comprehensive Environmental Response, Compensation, and Liability Act

FS: Feasibility Study

O&M: Operations & Maintenance

PRP: Potentially Responsible Parties

ROD: Record of Decision

RA: Remedial Action

RD: Remedial Design

RI/FS: Remedial Investigation/Feasibility Study

RPM: Remedial Project Manager

WDIG: Waste Disposal, Inc. Group